110.0	0001	0016.E	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 958,200 / 958,200
					USE VALUE: 958,200 / 958,200
					ASSESSED: 958,200 / 958,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		ORIENT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHESH AMIT &
Owner 2:	SHANBHAG POONAM
Owner 3:	
Street 1:	101 ORIENT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VANDIVER JENNIFER/BENJAMIN -
Owner 2:	MCKEEHAN DAVID -
Street 1:	101 ORIENT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1997, having primarily Clapboard Exterior and 2971 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8192.000	515,500		442,700	958,200
Total Card	0.188	515,500		442,700	958,200
Total Parcel	0.188	515,500		442,700	958,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.50 | /Parcel: 322.50

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 198081

GIS Ref

GIS Ref

Insp Date 10/26/18

!8589!

PREVIOUS ASSESSMENT

Parcel ID: 110.0-0001-0016.E

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	515,500	0	8,192.	442,700	958,200		Year end	12/23/2021
2021	101	FV	499,500	0	8,192.	442,700	942,200		Year End Roll	12/10/2020
2020	101	FV	499,400	0	8,192.	442,700	942,100	942,100	Year End Roll	12/18/2019
2019	101	FV	449,700	0	8,192.	436,400	886,100	886,100	Year End Roll	1/3/2019
2018	101	FV	449,700	0	8,192.	335,200	784,900	784,900	Year End Roll	12/20/2017
2017	101	FV	449,700	0	8,192.	316,200	765,900	765,900	Year End Roll	1/3/2017
2016	101	FV	449,700	0	8,192.	290,900	740,600	740,600	Year End	1/4/2016
2015	101	FV	439,100	0	8,192.	272,000	711,100	711,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:34:37

LAST REV

Date	Time
03/11/20	15:48:35
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8589

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VANDIVER JENNIF	67322-12		5/26/2016		815,000	No	No		
MCKEEHAN DAVID	67226-382		5/10/2016	Convenience		No	No		
MC DEVITT CHARL	45024-392		4/20/2005		695,000	No	No		
LALLOS BASIL E	36604-55		10/3/2002		600,000	No	No		
EPIPHANY VENTUR	27329-388		5/28/1997		325,000	No	No		Y

USER DEFINED

Prior Id # 1:	198081
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/30/2020	180	Redo Bat	19,750	C				
6/28/2013	986	Solar Pa	29,369	C				
4/11/2013	532	Manual	31,000	C				
10/24/1996	618		135,000					NEW COLONIAL HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
7/15/2013	Measured	JBS	JOHN S
7/10/2013	Info Fm Prmt	EMK	Ellen K
5/30/2013	Info Fm Prmt	EMK	Ellen K
3/23/2009	Measured	197	PATRIOT
11/24/2005	MLS	HC	Helen Chinal
1/14/2003	MLS	MM	Mary M
2/1/2000	Meas/Inspect	264	PATRIOT
5/9/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8192		Sq. Ft.	Site		0	70.	0.77	6			Med. Tr	-5					442,733						442,700	

Total AC/HA:	0.18806	Total SF/SM:	8192	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 442,733	Spl Credit	Total: 442,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	12 - Other		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1997	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	13.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	13.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12554348
Const Adj.:	1.01189888
Adj $ / SQ:	148.062
Other Features:	99573
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	595283
Depreciation:	79768
Depreciated Total:	515515

COMMENTS

PDAS / PART OF PROPERTY ON SUMMER ST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	3	Baths:	2	HB	1

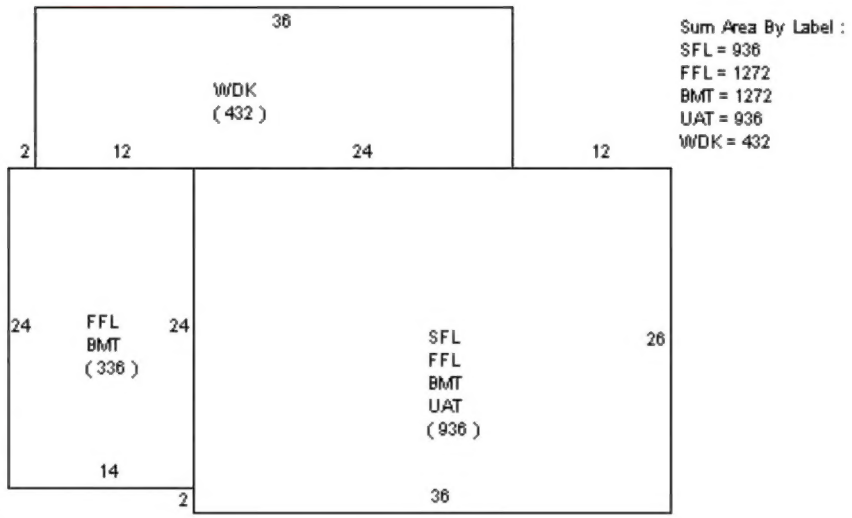
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	3	
Totals			
1	10	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	162.87
Special Features:	0	Val/Su Net:	124.34
Final Total:	515500	Val/Su SzAd	233.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,272	76.400	97,181
FFL	First Floor	1,272	148.060	188,334
SFL	Second Floor	936	148.060	138,586
WDK	Deck	432	8.410	3,635
UAT	Upper Attic	234	59.220	13,859

Net Sketched Area:	4,146			Total:	441,595
Size Ad	2208	Gross Area	4848	FinArea	2971

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

110.0-0001-0016.E

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	